

Sunnyside Road, Weston-Super-Mare, Somerset. BS23 3QD

£340,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Located in the desirable Southward area of Weston-super-Mare, this beautifully maintained Victorian terraced house is just a five-minute walk from the seafront.

The property features an inviting entrance porch with elegant tessellated flooring, leading to a hallway with rich hardwood flooring. The spacious lounge boasts a charming feature fireplace and engineered wooden flooring, while the dining room offers matching flooring and double doors opening to the garden. Additionally, there is a delightful breakfast room, a generously sized kitchen, and a convenient cloakroom. Upstairs, the home comprises four well-proportioned bedrooms and a stylish bathroom. Further benefits include gas central heating, double glazing, and a south-westerly facing rear garden—perfect for enjoying the afternoon sun.

If you're searching for a spacious home in a sought-after location with plenty of room for entertaining family and friends, House Fox Estate Agents highly recommend booking a viewing today!

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb Victorian house
- 4 Bedrooms
- Lounge with feature fireplace
- Good sized dining room
- Breakfast room
- 20ft kitchen
- South Westerly facing rear garden
- Well presented throughout
- EPC-D



ROOM DESCRIPTIONS

Main front door to entrance porch

Entrance Porch

Tessalated flooring, door to hallway

Hallway

Hardwood flooring, radiator, stairs to first floor

Lounge

16' 11" x 12' 10" (5.16m x 3.91m) Feature central fireplace with inset gas fire and wooden surround. Double glazed bay window, radiator, coved ceiling, engineered wood flooring, open to dining room

Dining room

16' 3" x 11' 9" (4.95m x 3.58m) Coved ceiling, radiator, engineered wood flooring, double doors to rear garden.

Breakfast room

14' 9" x 9' 1" (4.50m x 2.77m) Double glazed window, radiator, under stairs cupboard, Welsh dresser

cloakroom

Low level WC, wash hand basin, double glazed window

Kitchen

20' 10" x 7' 6" (6.35m x 2.29m) Belfast sink, a range of floor and wall units, wall mounted boiler, 3 double glazed windows, plumbing for dishwasher and washing machine, feature wooden beam, door to the rear garden.

First floor landing

Bedroom 1

17' 0" x 10' 8" (5.18m x 3.25m) Double glazed bay window, radiator,

Bedroom 2

13' 6" x 11' 8" (4.11m x 3.56m) Wardrobe, double glazed window, radiator.

Bedroom 3

10' 0" x 8' 7" (3.05m x 2.62m) Double glazed window, radiator,

Bedroom 4

11' 0" x 7' 0" (3.35m x 2.13m) Double glazed window, radiator.

Bathroom

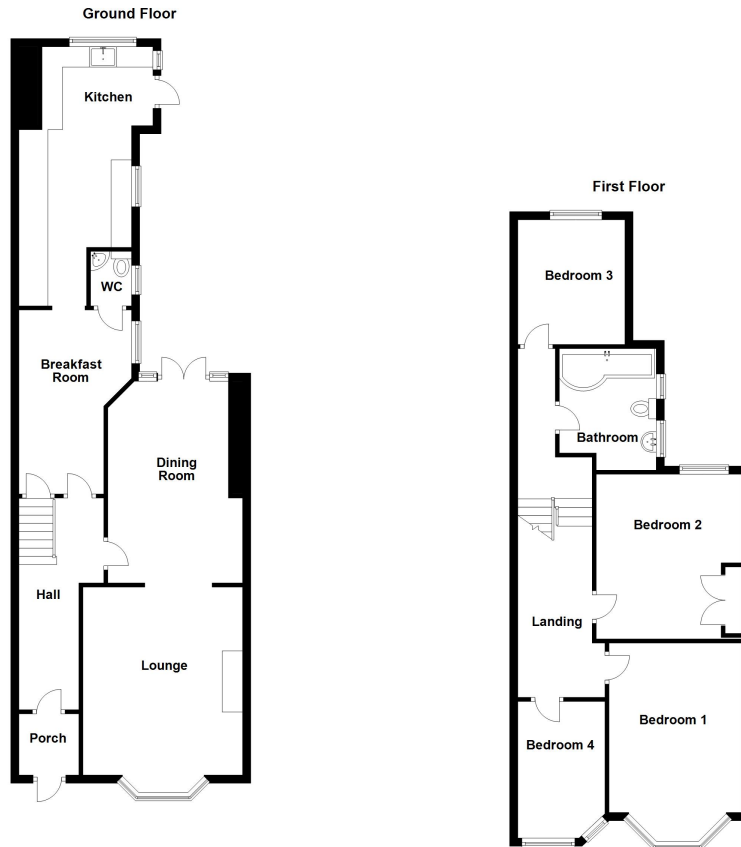
P shaped bath with rainfall shower and shower screen, 2 double glazed windows, heated towel rail, wash hand basin, WC.

Rear Garden

The rear garden is mainly paved as shrubs and flower borders and has a South Westerly facing aspect.



FLOORPLAN & EPC



13 sunnyside road

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	